

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – April 15, 2021

AGENDA

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE MARCH 18, 2021 CHICAGO PLAN COMMISSION HEARING
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

Acquisition

- 1. A resolution recommending a proposed ordinance authorizing an acquisition of land from Chicago Park District, generally located at 8445 South Kolin Avenue (21-011-21; 18th Ward).

- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

- 1. A proposed Planned Development, submitted by the Applicants: Chicago Hope Academy and Chicago Lions Charitable Association for the properties generally located at 731 to 799 S Washtenaw Ave, 2605 to 2659 W Harrison and 2647 W Polk. The Applicants are planning to rezone the property from C3-1 (Commercial, Manufacturing, and Employment District) and M1-1 (Limited Manufacturing/Business Park District) to C3-3 (Commercial, Manufacturing, and Employment District) and then to an Institutional Planned Development. The Applicants then plan to construct: a 120,000 square foot private high school and approximate 1,300 seat stadium and a connection to the existing Quest Multisport facility to house the Chicago Hope Academy; a 2,600-seat capacity stadium, a fieldhouse and athletic fields for the Chicago Lions Charitable Organization; 291 accessory vehicular parking spaces; and a playground, dog park and basketball/tennis courts that are all publicly accessible. (20196; 28th Ward)
- 2. A proposed planned development, submitted by MP 140 Ashland LLC, for the property generally located at 140 North Ashland Avenue. The applicant is proposing to rezone the property from RM-5 (Residential Multi-Unit District) to B3-5 (Community Shopping District) and then to a Residential-Business Planned Development. The applicant

proposes the construction of a new twelve-story mixed-use building, at the subject property, which will connect to an existing six-story building that will be preserved and retained. The existing three-story building, at the site, will be razed to allow for the new improvements. The proposal also calls for the establishment of 210 dwelling units on and between the 2nd through 12th Floors. There will be additional residential amenity space and outdoor (green) space located on the 12th Floor, with multiple levels of private and communal outdoor space throughout the new building. The applicant will be using the allowable FAR (Floor Area Ratio) of 5.0. (20630; 27th Ward)

3. A proposed Planned Development, submitted by Sangamonroe LLC, for the property generally located at 37 South Sangamon Street. The applicant is proposing to rezone the site from DX-5 (Downtown Mixed-Use District) to a Residential Planned Development. The applicant proposes to construct a 258'-tall building with 80 residential units, 115 accessory vehicular parking spaces, and ground floor commercial space. A 3.1 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 8.1. (19880, 25th Ward)
4. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by Shorewind Towers and Court, LLC, for the property generally located at 2344 East 70th Place and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The property is zoned RM-5 (Downtown Mixed-Use District). The applicant is proposing to expand an existing offsite parking lot from 27 to 48 parking spaces. (LF #754, 5th Ward)
5. A courtesy presentation to the Chicago Plan Commission, submitted by Fleet Portfolio, LLC, for the property generally located at 1201-1299 West Concord Place. The subject site is currently zoned Planned Development 1438 and is identified as parcel G.1. The applicant proposes to construct a 150'-tall office building containing 267,189 gross square feet of floor area to house business, amenity, and lobby uses. (2nd Ward)

E. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. **Update on Master PD Guidelines**

DPD staff (Nancy Radzevich, Assistant Commissioner) will present an overview of Master PD Documents and next steps.

F. Adjourn